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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
661,900 / 661,900

USE VALUE:

661,900 / 661,900

ASSESSED:

661,900 / 661,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		MARION RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SCANNELL ELINOR A	
Owner 2:	
Owner 3:	

Street 1: 35 MARION RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: Cntry:
Postal:

NARRATIVE DESCRIPTION

This parcel contains 6,180 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Wood Shingle Exterior and 1178 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6180		Sq. Ft.	Site		0	80.	0.98	1									484,319						484,300	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							7405
							GIS Ref
							GIS Ref
							Insp Date
							10/06/17

1 of 1

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 1	Rating: Average														
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall: 3 - Aluminum 15%				OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average														
Color: WHITE				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDO INFORMATION															
Year Blt: 1940		Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD		Phys Cond: AV - Average		31.	%														
Prim Int Wall: 2 - Plaster		Functional:			%														
Sec Int Wall:		Economic:			%														
Partition: T - Typical		Special:			%														
Prim Floors: 3 - Hardwood		Override:			%														
Sec Floors:		Total:		31	%														
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES													
Subfloor:		Basic \$ / SQ: 95.00				Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar:		Size Adj.: 1.35000002																	
Electric: 3 - Typical		Const Adj.: 0.99989998																	
Insulation: 2 - Typical		Adj \$ / SQ: 128.237																	
Int vs Ext: S		Other Features: 62500																	
Heat Fuel: 1 - Oil		Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W		NBHD Inf: 1.00000000																	
# Heat Sys: 1		NBHD Mod:																	
% Heated: 100		LUC Factor: 1.00																	
Solar HW: NO		Adj Total: 257372				Juris. Factor:			Before Depr:	128.24									
% Com Wall:		Depreciation: 79785				Special Features:	0		Val/Su Net:	74.43									
Make: Model: Serial #: Year: Color:				PARCEL ID 008-0-0002-0039.0															
SPEC FEATURES/YARD ITEMS																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N Total Yard Items: Total Special Features: Total:																			